Box 14

BOOK 8466 PAGE 934

ADDRESS NEW OWNER:

Fidelity Federal Bank,a
Federal Savings Bank
401 Union Street
Nashville, Tennessee 37219

SEND TAX BILLS: MAP AND PARCEL NO.

Same. 26-7-61
GO-20460

*This instrument prepared by:
Denney, Lackey & Chernau
13th Floor
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $73,425.58.

William L. Rosenberg
Affiant

Subscribed and sworn to before me this 18th day of October, 1991.

Notary Public
My Commission Expires: 3/3/92

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OCT 18 3 34 PM '91

0179 10/18 0101 03CHECK 278.58

SUCCESSOR TRUSTEE'S DEED

WHEREAS, by Deed of Trust dated December 20, 1985, of record in Book 6743, page 513, Register's Office for Davidson County, Tennessee, Ben H. Williams and wife, Melinda Williams conveyed the property hereinafter described to Vaden Lackey, Jr., Trustee, to secure the payment of the indebtedness therein mentioned and described; and

WHEREAS, default occurred in the payment of said indebtedness and in the performance of the other covenants and agreements contained in said Deed of Trust, and the Fidelity Federal Bank, a Federal Savings Bank, the lawful owner and holder of said indebtedness, having declared all of the unpaid installments due and payable, called upon the undersigned Trustee to exercise the power of sale conferred by said Deed of Trust, and to sell the hereinafter described property; and

WHEREAS, I, William L. Rosenberg, having been appointed Successor Trustee by instrument of record in Book 8429, page 515, said Register's Office, did give notice of the time and place of sale by publication in The Nashville Record, a newspaper published in Davidson County, Tennessee, for three consecutive weeks, one insertion of said advertisement appearing in each of the issues of said newspaper on September 26, October 3 and October 10, 1991, respectively; and

WHEREAS, pursuant to said notice, I, the undersigned, William L. Rosenberg, Successor Trustee, did offer said property for sale at public outcry, to the highest bidder for cash, free from the statutory right or equity of redemption and homestead, on October 18, 1991 at 12:10 p.m., at the Main door of the County Courthouse in Davidson County, Tennessee; and

WHEREAS, at said sale, Fidelity Federal Bank, a Federal Savings Bank was the highest and best bidder, the amount of its bid being in the sum of Seventy Three Thousand Four Hundred Twenty Five and 58/100ths ($73,425.58) Dollars, and the Fidelity Federal Bank, a Federal Savings Bank, being the holder of the indebtedness secured by said Deed of Trust, and the beneficiary of said sale, and its indebtedness together with expenses of said sale amounting to more than said bid, accordingly it is not required to pay any cash to the said Trustee;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES:

I, William L. Rosenberg, Successor Trustee under the said Deed of Trust of record in Book 6743, page 513, Register's Office for said County, do hereby transfer, assign, and convey unto the said Fidelity Federal Bank, a Federal Savings Bank its successors and assigns, all of the right, title and interest in and to the real property described below that is vested in me, and which I have a right to transfer, in as full and ample a manner as I, as Trustee under said Deed of Trust, can or should do but no further or otherwise.

Land in Davidson County, Tennessee, being Lot No. 167 on the Plan of Windsor Green, Section II, Phase I, of record in Book 6250, page 46, said Register's Office.

Said Lot No. 167 fronts a total of 65.33 feet on the easterly side of Welshwood Court and runs back 89.54 feet on the southerly line and 87.00 feet on the northerly line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Donna Gee by deed from Helen D. Wix, unmarried, of record in Book 8198, page 357, said Register's Office.

This is improved property known as:113 Welshwood Drive
Goodlettsville, Tennessee 37072

The legal description contained herein is the same as in the previous deed.

This conveyance is made subject to any unpaid taxes; the Plan of record in Book 6250, page 31, Register's Office for Davidson County, Tennessee; By-Laws of Windsor Green Phase I, Section III of record in Book 6406, page 942, said Register's Office; Declaration of Covenants, Conditions and Restrictions of Windsor Green, Phase I, Section III, of record in Book 6406, page 950, said Register's Office; Dedication of Common Areas to Windsor Green Homeowner's Association, Phase I and II of record in Book 7864, page 369, said Register's Office; Installation and Maintenance of water lines easement conveyed by deed from Marvin K. Barry, Thomas F. Frist and Harry Sadler to the Madison Suburban Utility District dated October 27, 1969, of record in Book 4377, page 94, said Register's Office, (Tracts I and II); Sanitary Sewers easement conveyed by deed from Randall Phillips Builders, Inc. to the City of Goodlettsville, Tennessee, filed August 17, 1983, of record in Book 6177, page 290, said Register's Office, (Tracts I and II); Easement for the flow of Mansker Creek, according to a survey made by Ragan, Smith, Murphy and Associates, dated October 1, 1983, there are 28.02 acres, more or less, of the hereinafter described property within the flood plain of Mansker Creek, (Tract II); and all other restrictions, encumbrances or liens of any nature.

TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title and interest thereto belonging to the said Fidelity Federal Bank, a Federal Savings Bank, its successors and assigns, forever.

IN WITNESS WHEREOF, the said William L. Rosenberg, Successor Trustee, has hereunto set his hand this 18th day of October, 1991.

William L. Rosenberg
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Notary Public, William L. Rosenberg, Successor Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of October, 1991.

Jan Calvert Rosenberg
Notary Public

My Commission Expires:
3/3/92

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8466 PAGE 936

CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO Tx - STATE TAX CONVEY
WD WARRANTY DEED	UCC UNIFORM COMMERCIAL CODE	MO Tx - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	73425.58
CON TX	271.58
PRFEE	1.00
WDEED	6.00
TOTAL	278.58
CHECK	278.58

10/18/91 01 15:35 0001 4129

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.54427

OCT 18 3 34 PM '91

No. 468874